

FINDINGS: GENERAL PLAN AMENDMENT W151-81/2004

1. The proposed land use district change is in the public interest. There will be a community benefit and other existing and permitted uses will not be compromised because the district change recognizes an area in transition from residential to industrial/commercial land uses and can be considered an urban "in-fill" project with utilities available and existing.
2. This General Plan Amendment is consistent with the goals and policies of the General Plan, as follows:

Goal D-43 – that encourages a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses that meet general social and economic needs.

Goal D-48 – that encourages the distribution of land uses in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

Goal –D54 – that encourages future growth in areas where infrastructure facilities and public services exist or can easily be provided or acquired and where other desired attributes of the land, such as open space, watershed areas and scenic resources, will not be adversely impacted.

Policy LU-3 – that promotes commercial development that enhances the County's economic base and provides jobs for its residents.

Policy LU-7h – that requires general plan amendments be consistent with the Infrastructure Improvement Levels designated for the subject sites.
3. The proposed land use district change does not conflict with the provisions of the County Development Code, or any applicable planning area, as the subject site is already designated under Infrastructure Improvement Level 1 which is reserved for higher density urban development so there is no need for a change in improvement level. Project will be subject to all requirements for Valley infrastructure level one (IL-1) improvements.
4. The proposed land use district change will not have a substantial adverse effect on surrounding property because the majority of the existing land uses in the area are a combination of older residences combined with industrial operations or newly developed commercial/industrial projects. The future of the existing residential land uses in this area along Foothill Blvd. is limited, as the County Redevelopment Agency will be expanding the San Sevine RDA near to this area in the near future. Residential land uses, then may no longer be compatible with the goals and objectives of the nearby RDA.
5. The proposed land use district change will not have a substantial adverse effect on the available supply of the multifamily residential property in the County. The rear .46 acre would only accommodate a maximum of 3 dwelling units under ideal circumstances (at 7,000 sq. ft. per unit) and this is not considered significant loss of RM in light of the Regional Housing Needs Assessment (RHNA) for the valley area. Sufficient sites remain.

6. An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate normal Conditions of Approval. Therefore, a Negative Declaration is recommended. The intent to adopt a Mitigated Negative Declaration was advertised to the public on September 5, 2004.

FINDINGS: CONDITIONAL USE PERMIT W151-81/2004

1. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping, and other features pertaining to the application because there is adequate area to accommodate these features on the .91-acre site and no major variances are being requested.
2. The site for the proposed use has adequate access, meaning that access will be provided from Foothill Boulevard, a soon-to-be City of Fontana-maintained roadway.
3. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic or other disturbance, because these considerations have been addressed through design review. Appropriate normal conditions of approval have been included to mitigate any potential adverse impacts.
4. The proposed auto sales lot/repair facility design and improvements are consistent with the goals, policies, standards and maps of the General Plan because the proposed use is permitted, subject to the review and approval of a Conditional Use Permit, in the General Commercial (CG) Land Use District. The General Plan Amendment that has been filed concurrently with the Conditional Use Permit, if approved, will amend the General Plan from 7mRM to CG. The Board must adopt this amendment before full compliance with the General Plan can be achieved.

The project meets the goals and policies of the General Plan relating to Commercial development, as follows:

Goal D-48 – that encourages the distribution of land uses in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

Goal –D54 – that encourages future growth in areas where infrastructure facilities and public services exist or can easily be provided or acquired and where other desired attributes of the land, such as open space, watershed areas and scenic resources, will not be adversely impacted.

Policy LU-3 –that promotes commercial development that enhances the County's economic base and provides jobs for its residents.

Policy LU-7h – that requires that general plan amendments be consistent with the Infrastructure Improvement Levels designated for the subject sites.

Policy LU-11 –that encourages the promotion of urban infill projects to allow a more efficient use of existing infrastructure and decrease the need for extension of new services.

5. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare, because they ensure adequate circulation, drainage, fire protection, and compatibility with surrounding land uses.
6. The project, as conditioned, is consistent with the goals and objectives and improvement standards of the City of Fontana, in whose Sphere of Influence the site lies, because the City reviewed the proposal and required modifications to the site plan to bring it into conformance with their standards, and is requiring review and approval of the building elevation plans and landscaping plans prior to issuance of building permits.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, because there are no obstructions to the collection of solar energy and there is sufficient space available to add these features.
8. An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate normal Conditions of Approval. Therefore, a Negative Declaration is recommended. The intent to adopt a Mitigated Negative Declaration was advertised to the public on September 5, 2004.